

## SALIENT DATA

**Name of Facility** # 1055 Neighborhood Pub

**Size in sq. ft.** 4,617 sq. ft.

**No. of Seats:** 200 plus 70 on patio

**Lease Information:**

**Rate per sq. ft.** Stepped rate at \$25 for years 1 & 2; \$26 for years 3 & 4; \$27 for years 5 & 6; \$28 for years 7 & 8; \$29 for years 9 & 10. Monthly gross rent is \$17,274 per month.

**C.A.M.** \$7.29 per sq. ft. for op costs and \$9.31 per sq. ft. for taxes

**Lease Term:** New 10-year lease                      Option periods: Two 5-year options

**Deposit held by Lessor:** 1 month

**Financing:** Treat as clear title.

**Sales:**                      Gross sales: \$1.2M+ per year projected

**Number of parking stalls:** Lots of parking in shopping center lot

**Style of cuisine:** Pub food; snacks

**Customer Demographics:** Residents from surrounding neighborhoods; hotel guests; there are tens of thousands of cars by the door daily

**Type of service:**                       Table                       Drive through                       Counter

**Hours of operation:** 11 am – 2 am

**Number of employees:** 20 – mixed full and part-time

**General comments:**                      This is a newly re-branded pub which is continuing the success of a major brand restaurant previously in the space. The location provides very high traffic and exposure by the door as it fronts on to Macleod Trail. Well-priced and a low lease rate for the area! The facility is fully-equipped and in great shape – ready for a new operator!

**ASKING PRICE:** \$229,000

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